CDA Parcel 1

LAND APPRAISAL REPORT

	CDA Farcei i								File No.		
	Property Address CE City			IA CORPORATE CAM	PUS STAFFORI		ract		Reference	44-90	
	Legal Description 41.	.847									
	Sale Price \$		Date of Sale		m yr	1 1 4	The state of the s	✓ Fee	Leasehold	De Minimis PUD	
	Actual Real Estate Tax		(YT) SANDS ANDER			Other sales ess 725 JACKSON S		FREDERIC	CKSBURG VA	-	
	NO. 1	VACANT	Appraiser	MICHAEL C. B		ructions to Appraiser_				ESTATE APPRAISAL	
NEISYBORHOOD	Property Values Demand/Supply Marketing Time Present Land Use Change in Present Land Predominant Occupant Single Family Price Ra	ncy [ange \$_1	% Vacant Not Likely From Owner N/A to	ily 20 % Apts. %Likely (*) Tenant	% Us	ow Conting Continue of the Con	mployment Stabilitionvenience to Emonvenience to Shipponentence to School onvenience to School of Public dequacy of Public dequacy of Utilities roperty Compatibilities rotection from Defolice and Fire Profeseral Appearance	iployment opping hools Transporties ies ility trimental C tection	tation		
	Single Family Age	***	N/A1 yrs. to	yrs. Predo	ominant Age	yrs. A	ppeal to Market				
	Comments including t			orable, affecting marke L AND INDUSTRIAL.	etability (e.g. public	parks, schools, view,	noise): CELEBRA	ATE VIRGI	INIA IS A MIXED	USE DEVELOPMENT	
	Dimensions IRREGUL	AR			=	41.847 So	. Ft. or Acres	-	Con	ner Lot	
	Zoning classification	RB AND M2				Present Improve		do n	not conform to zo		
	Highest and best use			er (specify)	AFAITO T-	- POLLINIC					
	Public Flec.	Other (Desc	5.ES	OFF SITE IMPROVED Access Public		ROLLING TYPICAL					
	Gas 🗸			ASPHALT	C. III	ape TYPICAL	of 12				
5	Water .		Mainte		Private Vie	w TYPICAL					
	San. Sewer	ndomround Floor				ninage ADEQUATE					
		nderground Elec rumfavorable inclu		adverse easements, end		he property located in				V No Yes ROAD FRONTAGE.	
		271127 010270 117072	carry any apparent	dorongo cancillona, un	AVOLUNITIES OF THE	abrase commons).					
	-								-		
	The undersigned has a					1 17 11					
	adjustment reflecting motor or more tavorable the	narket reaction to han the subject p	o those items of property, a minus	significant variation be	tween the subject a le thus reducing the	and comparable propert indicated value of sub					
	Address TAX MAP 44-90		COMPARAB		COMPARABLE NO. 2			COMPARABLE NO. 3			
	Audiess tax Mar 44-90		TAX MAP	44W-2	TAX MAP 44-76C						
	Proximity to Subject						\ <u> \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ </u>				
S	Sales Price S —				\$ 2,800,000	.000 \$ 792,000			S		
<u>-</u>	rice \$ — INSPECTION		CTION	MRI	\$ 44,929/AC	\$ 38,076/AC MRIS			MRIS		
	Date of Sale and		IPTION	DESCRIPTION	+(-)\$ Adius			diust	DESCRIPTION		
13.1	Time Adjustment		15	12/20	i y y y y y	4/19	11/19/0	ujusu	DEOO!!!! TION	T Jy Aujust.	
<u>-</u>	Location	SUBU		SIM		SIM			7150		
	Site/View	41.847	ACRES	62.32 ACRES	-919,831	20.842 ACRE	S +799,7	86		-	
							<u> </u>	-			
	Sales or Financing Concessions						-				
	Net Adj. (Total)			+ 1-	\$ 919,831	M+ N-	\$ 799,786		U+ U-	is	
_	Indicated Value of Subject			30-0							
	Comments on Market APPROACHES WER	THE OFFICE OF THE PARTY OF THE	ATA APPEARS	TO BE GOOD. DUE TO	\$ 1,880,168 O OWNER OCCUP	PIED NEIGHBORHOO	\$ 1,591,786 D AND LACK OF		EMENTS, THE IN	S NCOME AND COST	
	Comments and Condition	5.3		MARY REAL ESTATE A		and the second s	and the second s	and the second second second			
[]; 1]					143	4-1-					
	Final Reconciliation:	AFTER ADILIS	STMENTS THE	SE SALES REFLECT A	CLOSE RANGE O	F MARKET VALUES F	OR THE SURTEC	Т.			
	. a.ca . roywichadtoli.	VITTER ADJUG	JIVILLATO, IIIE	JE OFFILE REPLECT A	OLOUL MANGE U	LANGUL VALUE (OK 1110 0000100	**		1000	
E. F.											
	I ESTIMATE THE MAI	RKET VALUE, A	S DEFINED, OF	SUBJECT PROPERTY	AS OF	FEBRUARY 15,	20	21 to b	e \$ 1,750,000		
	mucho	alc	B	v			□ nia	- Pos	d Not Dhysin P.	nonest December	
	Appraiser(s)		07	Review And	oraiser (if applicable	e)	Did		d Not Physically	пізрест Рторепу	

[Y2K]

Parcel 2

[Y2K]

LAND APPRAISAL REPORT

								File No.		
	Borrewer	HA	TMI ENTERPRIS	SES, LLC		Census Ti	ract - M	ap Reference	56B-1-3	
	Property Address S.	R. 218								
	City	***		County	STAFFORD	State	VIRGINIA	Zip Code	-	
	Legal Description 3.	37 ACRES. MORE	OR LESS LOT 3		[100] (0000000000000000000000000000000000	Otake		-th oone	1744	
Ë	Sale Price \$		of Sale —			Dranada Dieb	n terminal [7] 5	FT.	. Dan e	
	1000 00 1000	1 10 30 31 31	An				ts Appraised 🗸 Fe	e 🔲 Leasenoi	d 🔲 De Minimis PUD	
	Actual Real Estate Ta			n charges to be p		Other sales o		.mo vii		
	Eundes/Client		NDS ANDERSON		The second secon	2592	TREET, FREDERICKSB	The same of the sa	TO SAVIE LOS AVER	
	Occupant	VACANT	Appraiser	MICHAEL C. BO	OGGS Instru	ctions to Appraiser_F	EE SIMPLE MARKET VA	LUE SUMMARY RE	AL ESTATE APPRAISA	
	Location		irban	✓ Suburban	Rus	ai		G	ood Avg. Fair Poor	
	Built Up		over 75%	☑ 25% to 759	=		aplayment Stability			
	Access to the second se	. =	Rapid	✓ Steady	☐ Slov			ord		
	Property Values			_	=		invenience to Employm			
		20.70	ncreasing	Stable	Annual Control of the	TOTAL CONTRACTOR OF THE PARTY O	inventence to Shopping	15		
	Demand/Supply		Shortage	✓ In Baiance	Ŭ Ûve	rsupply Co	invenience to Schools			
	Marketing Time	CHANGE AND A STATE OF THE STATE	Inder 3 Mos.	4-6 Mos.	-	r 6 Mos. Ad	lequacy of Public Trans	portation		
	Present Land Use	50 % 1 Family	_% 2-4 Family _			Commercial Re	creational Facilities			
3		% Industrial	% Vacant 50	7 % FARM	& FORESTLAND	Ad	equacy of Utilities			
SURVIRHOUD	Change in Present La		lot Likely	✓ Likely (*)	Taki	Caretain Portains August	operty Compatibility			
Ē		(*) Fro			To RESIDEN	N. 050	otection from Detrimen	al Conditions		
	Predominant Occupar	A contract of the contract of	wner			The second secon			님님님님	
=				Tenant	% Vac	205.000	lice and Fire Protection		님 밤 남 님	
	Single Family Price Ra	ange \$ 10,00		1000171 100	edominant Value \$_		neral Appearance of Pi	openies	그 ビ 그 그	
	Single Family Age	1	yrs. to75	yrs. Predor	minant Age 2	yrs. Ap	peal to Market			
						L				
	Comments including t	those factors, favorab	ole or unfavorable	, affecting market	ability (e.g. public p	arks, schools, view, n	oise): TYPICAL SUBUR	BAN STAFFORD CC	DUNTY CHARACTERIZED	
	BY LARGE TRACTS O	F FARM AND FORES	TLAND SLOWLY	BEING DIVIDED I	NTO SMALLER SING	GLE FAMILY HOUSE S	ITES. ALL ARE SERVE	D BY WELL AND S	SEPTIC SYSTEMS,	
				Grand St.						
		-				19				
	Dimensions RECTANO	GULAR				3.37 Sn	D. or Agree			
	Zoning classification	AGRICULTURE			TOTAL 1888		FL or Acres		omer Lot	
		The second secon		AND THE COLUMN TO THE COLUMN T		Present Improvem	ents 🗸 do 🔲	io nol contorm to	zoning regulations	
	Highest and best use									
	Public	Other (Describe)	OFF	SITE IMPROVEM	ENTS Topo	TYPICAL				
	Elec. ✓		_ Street Access	s ✓ Public	Private Size	TYPICAL				
	Gas	TANK	Surface ASPI	HALT	Shap	e TYPICAL				
=	Water	WELL	Maintenance	✓ Public	Private View	TYPICAL				
	San. Sewer	SEPTIC	Storm S			age TYPICAL			11-14	
		nderground Elect. & T					UIID Identified Consist	Cland Harred Ac-	? No Yes	
П	Comments (favorable or				The second secon		HUD Identified Special		IMBERED BY OVER	
ı	THE RESERVE OF THE LANGE CONTRACTOR OF THE PROPERTY OF THE PRO	THE THE STATE OF T	CHANGE AND AND ADDRESS OF THE PARTY OF THE P		ENVESTMENT AND PRODUCTIONS TO A RESIDENCE OF THE STATE OF					
П	HEAD POWER LINE.	THE RESIDENCE OF THE	3.33.32.32.3	UE INDICATES TH		VILL NOT PERK. THU	S THIS APPRAISER EST	IMATES ITS HIGH	EST AND BEST USE IS	
	TO COMPLIMENT AN	FADIACENE PARCEL			TATOTAL					
		Transfer and the second	. 1003 11 WAS V	VALUED ACCORD	INGLY.				*	
			. THUS IT WAS V	VALUED ACCORD	INGLY	X 1151/2-		100	9	
-	The undersigned has r	ecited three recent sa	ales of properties	most similar and	proximate to subject	and has considered t	hese in the market ana	lysis. The descripti	on includes a dollar	
1	adjustment reflecting n	ecited three recent sa narket reaction to thos	eles of properties se items of signifi	most similar and card variation betw	proximate to subject veen the subject and	comparable propertie	hese in the market and s. It a significant item	in the comparable	property is superior	
	adjustment reflecting notion or more layorable the	ecited three recent sa narket reaction to thos nan the subject proper	eles of properties of signification of the signific	most similar and card variation betw	proximate to subject veen the subject and thus reducing the in	f comparable propertie dicated value of subje	hese in the market and s. It a significant item ct; if a significant item	in the comparable	property is superior	
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	adjustment reflecting material to or more tavorable that the sub- ITEM Address Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing	subject property, a plus SUBJECT PROP TAX MAP 56B- S — INSPECTIO DESCRIPTIO 9/21 SUBURBAN 3.37 ACRES	eles of properties se items of significaty, a minus (-) act (+) adjustment is PERTY	most similar and cant variation between the same thus incressed that incressed the same that incressed	proximate to subject and thus reducing the indicated asing the indicated ENO. 1 59-66 \$ 145,900 \$ +(-)\$ Adjust.	MR DESCRIPTION 10/20 SIM 2.73 AC. SUPERIOR	s. It a significant item ABLE NO. 2 -G-2,3,4,5,6, \$ 60,000 \$ 15 +(-)\$ Adjust	DESCRIPTIO 9/21 SIM 4.83 AC	Property Is superior is interior to or less ARABLE NO. 3 MAP 38-7 \$ 200,000 \$ MRIS N +(-)\$ Adjust.	
	adjustment reflecting material to or more tavorable that the sub- ITEM Address Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions	subject property, a plus SUBJECT PROP TAX MAP 56B- S — INSPECTIO DESCRIPTIO 9/21 SUBURBAN 3.37 ACRES	eles of properties se items of significaty, a minus (-) ac (+) adjustment is PERTY 1-3	most similar and cant variation between the same thus incressed that incressed the same that incressed	proximate to subject and thus reducing the indicated asing the indicated ENO. 1 59-66 \$ 145,900 \$ +(-)\$ Adjust. -5,000 -131,310	MR DESCRIPTION 10/20 SIM 2.73 AC. SUPERIOR	s. It a significant item ABLE NO. 2 -G-2,3,4,5,6, \$ 60,000 \$ + (-)\$ Adjust +5,000 -54,000	DESCRIPTIO 9/21 SIM 4.83 AC SUPERIOR	Property Is superior is interior to or less ARABLE NO. 3 MAP 38-7 S 200,000 S ARIS H (-) \$ Adjust. -5,000 -180,000	
	adjustment reflecting material to or more tavorable that the sub- ITEM Address Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total)	subject property, a plus SUBJECT PROP TAX MAP 56B- S — INSPECTIO DESCRIPTIO 9/21 SUBURBAN 3.37 ACRES	eles of properties se items of significaty, a minus (-) ac (+) adjustment is PERTY 1-3	most similar and cant variation between the same thus incressed that incressed the same that incressed the same that made the s	proximate to subject and thus reducing the indicated asing the indicated ENO. 1 59-66 \$ 145,900 \$ +(-)\$ Adjust. -5,000 -131,310	MR DESCRIPTION 10/20 SIM 2.73 AC. SUPERIOR	s. It a significant item ABLE NO. 2 -G-2,3,4,5,6, \$ 60,000 \$ + (-)\$ Adjust +5,000 -54,000	DESCRIPTIO 9/21 SIM 4.83 AC SUPERIOR	property is superior is interior to or less ARABLE NO. 3 MAP 38-7 \$ 200,000 \$ ARIS N +(-)\$ Adjust. -5,000 -180,000	
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	adjustment reflecting in to or more tavorable that the sub- ITEM Address Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market I	arket reaction to those the subject proper piect property, a plus SUBJECT PROPETAX MAP 56B- S — INSPECTIO DESCRIPTIO 9/21 SUBURBAN 3.37 ACRES NON-PERK &	eles of properties se items of significate, a minus (-) ac (+) adjustment is PERTY 1-3 N N S P/L T DATA APPEAL	most similar and cam variation between the smade thus incress the comparable tax map is the comp	proximate to subject and thus reducing the indicated ENO. 1 59-66 \$ 145,900 \$ +(-)\$ Adjust. -5,000 -131,310 \$ 136,310	MR DESCRIPTION 10/20 SIM 2.73 AC. SUPERIOR	s. It a significant item ABLE NO. 2 -G-2,3,4,5,6, \$ 60,000 \$ + (-)\$ Adjust +5,000 -54,000	DESCRIPTIO 9/21 SIM 4.83 AC SUPERIOR	property is superior is interior to or less ARABLE NO. 3 MAP 38-7 \$ 200,000 \$ ARIS N +(-)\$ Adjust. -5,000 -180,000	
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	adjustment reflecting meto or more tavorable the favorable than the subsequence of Sales Price. Price Data Source Date of Sale and Time Adjustment. Location Site/View Sales or Financing Concessions. Net Adj. (Total) indicated Value of Subject. Comments on Market I THE INCOME AND Comments and Condition Dittions contained.	an the subject proper ject property, a plus in the subject property, a plus in the subject property is a plus in the subject property in the subject property is a plus in the subject property in the subject property is a plus in the subject property in the subject property in the subject property is a plus in the subject property in the subject property in the subject property in the subject property is a plus in the subject property in the subject propert	ELES OF SUBJECTION OF SUBJECT DATA APPEAR WERE NOT USE CONTRACTOR OF SUBJECT CONTRACTOR	MRIS DESCRIPTION 6/21 SIM 4.85 AC. SUPERIOR REAL ESTATE ALESTATE	proximate to subject ween the subject and thus reducing the indicated asing the indicated ENO. 1 59-66 \$ 145,900 \$ -5,000 -131,310 \$ 9,590 DUE TO OWNER PPRAISAL REPORTAL IS FOR A POSSI	COMPARITAX MAP 8B. DESCRIPTION 10/20 SIM 2.73 AC. SUPERIOR T IS CONTINGENT COMPARITATION ARKET VALUES FOR	S. If a significant item Ct. if a significant item ABLE NO. 2 G-2,3,4,5,6, \$ 60,000 \$ 15,000 -54,000 CRHOOD AND THE L. ON THE CERTIFICATION EAL ESTATE TAX SAL	DESCRIPTION 9/21 SIM 4.83 AC SUPERIOR ON, DEFINITION E AND NOTHING	property is superior is interior to or less ARABLE NO. 3 MAP 38-7 \$ 200,000 \$ MRIS N +(-)\$ Adjust. -5,000 -180,000 \$ 15,000 ROVEMENTS.	
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LAND APPRAISAL REPORT

Parcel 3						File No.				
Emmer		K, ERNEST		Census Tract	Ma	Reference	3B-H-32			
Property Address ASI	H LANE		CTA CCODD		MDODMA					
City	Γ 32 SECTION H LAKE ARR	OWHEAD SUBDIVISION	STAFFORD	State	VIRGINIA	Zip Code				
Sale Price \$			yrs.	Property Rights A	ppraised Fee	Leasehold [7 De Minimis PUD			
The second of th	es \$ (yr)		PURIOR DE LA CONTRACTOR			E constitute E	3 00 1001,0110 1 00			
terretat/Client	SANDS AND	ERSON	Address	725 JACKSON STRE	ET, FREDERICKSBU					
Occupant	APPraise	MICHAEL C. BOO	GGS Instruc	tions to Appraiser_FEE S	SIMPLE MARKET VAL	UE SUMMARY REAL ES	TATE APPRAISA			
Location	☐ Urban	Suburban	☐ Rura	1		Good	Avg. Fair Poor			
Built Up	Over 75%		Unde	20.0	yment Stability					
	Fully Dev. Rapid	✓ Steady	Slow	4	nience to Employme	Contract of the Contract of th				
Property Values Demand/Supply	✓ Increasing	N CHINA COLOR	☐ Decli	City and the second	nience to Shopping					
Marketing Time	☐ Shortage ✓ Under 3 N	In Balance 4-6 Mos.		12-14-15-16-16-16-16-16-16-16-16-16-16-16-16-16-	nience to Schools acy of Public Transp	nortation H	응 님 님			
Present Land Use 1	2014 N	AND	The second secon		ational Facilities					
-	% Industrial% Vacar			The state of the s	acy of Utilities					
Change in Present Lar	CONTRACTOR		\$1	20 a 1	rty Compatibility	ol Conditions				
Predominant Occupan	cy (*) From	To	% Vaca		tion from Detrimenta and Fire Protection					
Single Family Price Ra			ominant Value \$ 1	CONTROL OF MANAGEMENT	al Appearance of Pro					
Single Family Age	yrs.	to 50 yrs. Predomi	nant Age 25	yrs. Appea	to Market					
Comments including t	hase factors favorable or uni	avorable affection marketal	vility /a a public no	rke enhants view point	AL TAKE ARROWI	JEAD IS A PRIVATE S	INGLE FAMILLY			
	hose factors, favorable or unf PRIVATE LAKES. STATE MAI				U.S. Comments of the Comment of the	I DILLINATES				
10.000	The state of the s				*19% H	7.78				
Dimension	T A D		-	0.45						
Zoning classification	RESIDENTIAL		. =		or Acres	Comer				
Highest and best use	STATE OF THE STATE	Other (specify)		Present Improvement	s ✓ do d	o not conform to zonin	y regulations			
Public	Other (Describe)	OFF SITE IMPROVEME	NTS Topo	SLOPING						
Elec. ✓	100 S 800	et Access Public		TYPICAL.						
Gas Uater	- 10 10 to 1	ace ASPHALT Itenance Public	The second secon	RECTRANGULAR	117					
San. Sewer	and the same of th	Western House I and the second		View TYPICAL Drainage APPEARS TO BE WET NATURED						
	derground Elect. & Tel.	Sidewalk Stre	et Lights Is the	property located in a HU		Flood Hazard Area?	✓ No Yes			
Comments (favorable or	unfavorable including any appar	ent adverse easements, encroa	achments, or other ac	iverse conditions):	PPEARS TO BE A V	VET NATURED LOT.				
		***************************************		7 M2 (1 M)			*			
The undersigned has n	actived three recent sales of pr	roperties most similar and pr	oximate to subject	and has considered thes	e in the market anal	ysis. The description in	cludes a dollar			
to or more tayorable th	arket reaction to those items an the subject property, a mir	of significant variation between the made to	en the subject and hus reducion the in	comparable properties. I	a significant item i	n the comparable prop	erly is superior			
favorable than the sub	ject property, a plus (+) adju	stment is made thus increas	sing the indicated v	alue of the subject.	ii a sigrancant netti i	it are comparable is an	CHAIR DO ON ICOS			
ПЕМ	SUBJECT PROPERTY	COMPARABLE	NO. 1	COMPARABL	E NO. 2	COMPARAB	LE NO. 3			
Address	TAX MAP 8B-H-32	TAX MAP 8B-B	⊱13W	TAX MAP 8E	3-H-6	TAX MAP 8				
Proximity to Subject	T =					0.201010	-			
Sales Price	s —	15	68,000		\$ 30,000		\$ 60,000			
Price	\$		3		\$		S			
Data Source	INSPECTION	MRIS	T	MRIS		MRIS				
Date of Sale and Time Adjustment	DESCRIPTION 2/21	DESCRIPTION 10/20	+(-)\$ Adjust.	DESCRIPTION 12/18	+(-)\$ Adjust	DESCRIPTION 10/20	+(-)\$ Adjust.			
Location	SUBURBAN	SIM		SIM		SIM				
Site/View	0.45 ACRES	SIM		SIM		SIM	i i			
	WET NATURED	LAKE FRONT	-30,000	SIMILAR	1	5 LOTS	-30,000			
			1			***	1			
	7>2						·			
Sales or Financing							-			
Concessions Net Adi, (Total)			30,000							
Net Adj. (Total) Indicated Value	_	+ V - 3	30,000	IJ +	\$ 0	+ <u>V</u> -	\$ 30,000			
of Subject		3	38,000		\$ 30,000		\$ 30,000			
Comments on Market			DUE TO OWNER	THE RESIDENCE OF THE PARTY OF T	HOOD AND THE LA	ACK OF THE IMPROV	EMENTS.			
THE INCOME AND C	OST APPROACHES WERE I	NOT USED.								
Comments and Condit	ions of Appraisal; THIS SUM	MARY REAL ESTATE AP	PRAISAL REPORT	IS CONTINGENT ON	THE CERTIFICATION	ON, DEFINITION AND	LIMITING CON-			
	D HEREIN. THE SOLE FUNC									
	ONTINGENT ON THE SUBJE			FIELD. IF IT DOES NO	T "PERK", ITS HIGH	EST AND BEST USE I	SESTIMATED			
	ACTED ADJUSTMENTS TH			AADKET WALLES FOR T	THE SIIDIECT					
Final Reconciliation:	AFTER ADJUSTMENTS, TH	iede oaled kepleut A CI	LOSE KAINGE OF N	TARRET VALUES FUK	THE SUDJECT.	*				
I ESTIMATE THE MAI	I ESTIMATE THE MARKET VALUE, AS DEFINED, OF SUBJECT PROPERTY AS OF FEBRUARY 15 2021 to be \$ 30,000									
to be \$ 50,000										
				I DICOTALL TO		o be \$ 30,000				
Muha	IC Bogg					Did Not Physically Ins	Mart Dronash			

Parcel 4

LAND APPRAISAL REPORT

										File No.		
	BOTTOME		Control of the second	PERTIES LL	LC		Census	Tract	Map	Reference	46-34H	
	A CONTRACTOR OF THE CONTRACTOR	ERITAGE COMMONS	DRIVE			CTA PPORT		-				
HOLL	City	.4741 ACRES, PARC	EL C		County	STAFFORD	Stal	e VIRGIN	JIA	Zip Code	(Common)	
V.	Sale Price \$ —	=20 20	D8.0780/1 4e		I and T							
	Actual Real Estate Ta		of Sale	9794		m yrs		ghts Appraised	✓ Fee	Leasehold	De Minimis PUL	
	tender/Client		NDS ANDE	RSON	ges w oc p		Other sales			RC VA		
	375	774 O 1 5 TD	Appraiser	MIC	HAEL C. B	0.000	NO. 20 1				L ESTATE APPRAISA	
						mos	account to represen					
	Location	□□	Irban	✓	Suburban	Ru	rai			Go	od Avg. Fair Poor	
	Built Up	The second secon	ver 75%		25% to 75	% 🔲 Un	der 25%	Employment Sta	EDITITY			
		Part I	lapid					Convenience to	127.4	nt [
	Property Values Demand/Supply		ncreasing	-	Stable	granter,		Convenience to				
	Marketing Time		Shortage Inder 3 Mos		In Balance			Convenience to				
-	Present Land Use				4-6 Mos.	% Condo9		Adequacy of Pu	1570	ouspou	님님싫	
онвоинооо		% Industrial		Market State		4 & FORESTLAND		Recreational Face	ZA WWOSAS	F		
H	Change in Present La		lot Likely	14 60	Likely (*)			Adequacy of Utilities Property Compatibility				
E SHE		(*) Fro	90-224 - 2000/2 4 24	ARM & FORE	LISTONESIS DES DE 100	To RESIDE		Protection from		Conditions		
FE	Predominant Occupa	- Annual -)wner		Tenant	% Va		Police and Fire I				
	Single Family Price R	ange \$ 175,0	000 t	to \$ 400,000) Pi	redominant Value \$	225,000	General Appeara	ence of Pro	roperties \square \square		
l,	Single Family Age	1	yrs. to	75 yr	rs. Predo	minant Age2	25 yrs .	Appeal to Marke	at			
П	Comments in all of				100 0		L					
	DV LARGE TRACES	mose factors, favorat	or uniay	vorable, affec	ting marke	tability (e.g. public	parks, schools, view	, noise): TYPIC	AL SUBURB	AN STAFFORD COL	JNTY CHARACTERIZED	
	BI LANGE INACIS	OF FARM AND FURE	STLAND SE	LOWLY BEIN	NG DIVIDEL	D INTO SMALLER S	INGLE FAMILY HO	USE SITES. MO	ST ARE SER	RVED BY PUBLIC	WATER AND SEWER.	
		-				_						
1363	Dimensions RECTAN	IGULAR					0.4741	a B or tame		110-		
	Zoning classification	COMMERCIAL					Present Improv	ements	to D do	not conform to z	mer Lot	
	Highest and best use	Present us	e Dott	ner (specify)			1 TOO GIR HIDIO	GINGING [V]	10 L 00	THO COMOTH TO Z	ming regulations	
	Public	Other (Describe)			IMPROVEN	MENTS Top	o LEVEL			-		
	Elec.		Street	Access	✓ Public	Private Size	TYPICAL					
Ξ	Gas 🗸			ASPHALT			pe INFERIOR					
ळ	Water ✓ San. Sewer ✓				✓ Public		v TYPICAL					
l.	1	Inderground Elect. & 1	James	Storm Sewer		AND THE RESERVE OF THE PARTY OF	nage ADEQUATE					
	Comments (favorable o		- Deciman	The state of the s		Street Lights Is th	e property located in					
		RCIAL PROPERTIES					adverse conditions): Les higest and bes		7.00		CCESS STEET FOR	
	PARCELS.						O THODOT THIS DEC	T COD TO ESTIMA	TO B	L TO COMA LIME	TI TIDJOHIMO	
							10-4					
	The undersigned has	recited three recent so	ALC: NO PERSON									
			ales of prop	parties most :	similar and	proximate to subject	at and has considere	d these in the r	narket analy	sis. The description	n includes a dollar	
	animonitally represented to	HOWINGS I COLUMN SU SINCE	se ilialis ui	Sanabacwin A	ranabon ber	Ween the cimens a	at and has considere	those It a circuit.	nand itam in	the companies.	and the same of th	
	to or more tavorable t	than the subject proper	nty a minus	s (-) adjustma	ranation dei ent is made	ween the subject a thus reducing the	nd comparable proper indicated value of su	rties. It a signifi biect if a signifi	nand itam in	the companies.	and the same of th	
1	animonitally represented to	than the subject proper bject property, a plus	rty, a minus (+) adjust	sayrıncanı v s (-) adjustmi ment is madi	variation der vent is made le thus inch	ween the subject and the easing the indicated	nd comparable proper indicated value of su I value of the subject	rties. It a signifi bject, if a signifi t.	nand itam in	the comparable is	property is superior s interior to or less	
The State of the last	to or more favorable than the su	than the subject proper	rty, a minus (+) adjust	significant v s (-) adjustme ment is made	ent is made thus inch OMPARAB	thus reducing the easing the indicated	indicated value of su value of the subject	rties. It a signifi bject, if a signifi t. IRABLE NO. 2	nand itam in	the comparable is	property is superior interior to or less	
The same of the same	to or more favorable to favorable than the su	than the subject proper bject property, a plus SUBJECT PROF	rty, a minus (+) adjust	significant v s (-) adjustme ment is made	variation der vent is made le thus inch	thus reducing the easing the indicated	indicated value of su value of the subject	rties. It a signifi bject, if a signifi t.	nand itam in	the comparable is	property is superior s interior to or less	
The state of the s	to or more favorable to favorable than the su	than the subject proper bject property, a plus SUBJECT PROF	rty, a minus (+) adjust	significant v s (-) adjustme ment is made	ent is made thus inch OMPARAB	thus reducing the easing the indicated	indicated value of su value of the subject	rties. It a signifi bject, if a signifi t. IRABLE NO. 2	nand itam in	the comparable is	property is superior interior to or less	
SIS	to or more favorable to favorable than the sur ITEM Address Proximity to Subject Sales Price	than the subject proper bject property, a plus SUBJECT PROF	rty, a minus (+) adjust	significant v s (-) adjustme ment is made	ent is made thus inch OMPARAB	thus reducing the easing the indicated	indicated value of su value of the subject	rties. It a signifi bject, if a signifi t. IRABLE NO. 2	nand itam in	the comparable is	RABLE NO. 3	
ALYSIS	favorable than the sur ITEM Address Proximity to Subject Sales Price Price	than the subject proper bject property, a plus SUBJECT PROF TAX MAP 46-3	rty, a minus (+) adjust	significant v s (-) adjustme ment is made	ent is made thus inch OMPARAB	thus reducing the easing the indicated	indicated value of su value of the subject	rties. It a signification of the signification of t	cant item in	the comparable is	property is superior interior to or less	
ANALYSIS	favorable than the sur ITEM Address Proximity to Subject Sales Price Price Data Source	than the subject proper bject property, a plus SUBJECT PROF TAX MAP 46-3	rty, a minus (+) adjust	significant v s (-) adjustme ment is made	ent is made thus inch OMPARAB	thus reducing the easing the indicated the saving the indicated the saving th	rid comparable proper indicated value of sult value of the subject COMPATAX	ties. It a signification of the signification of th	cant item in	the comparable is COMPAI	RABLE NO. 3 IAP 9-1K	
MATA ANALYSIS	TEM Address Proximity to Subject Sales Price Price Data Source Date of Sale and	subject property, a plus SUBJECT PROF TAX MAP 46-3 S— INSPECTIO DESCRIPTIO	rty, a minus (+) adjust	DESC	MRIS	thus reducing the easing the indicated the saving the indicated the saving th	riodicated value of subject value of the subject COMPA	ties. It a signification of the signification of th	cant item in	the comparable is COMPAI	RABLE NO. 3 IAP 9-1K \$ 35,000 \$ 17,500/AC	
I DATA ANALYSIS	TEM Address Proximity to Subject Sales Price Data Source Date of Sale and Time Adjustment	subject property, a plus SUBJECT PROF TAX MAP 46-3 INSPECTIO DESCRIPTIO 7/18	PERTY ON ON	DESC	MRIS	thus reducing the easing the indicated the saving the indicated the saving th	DESCRIPTION 2/18	ties. It a signification of the signification of th	cant item in	the comparable is COMPAI TAX M	RABLE NO. 3 IAP 9-1K \$ 35,000 \$ 17,500/AC	
JEKET DATA ANALYSIS	TEM Address Proximity to Subject Sales Price Data Source Date of Sale and Time Adjustment Location	subject property, a plus SUBJECT PROF TAX MAP 46-3 SUBJECTION TAX MAP 46-3 INSPECTION 7/18 SUBURBAN	PERTY ON N	DESCI	MRIS	thus reducing the easing the indicated the sating the satin	DESCRIPTION 2/18 SIM	ties. It a signification of the significant of the sig	AC Adjust	COMPAI TAX M DESCRIPTION 1/17 SIM	RABLE NO. 3 IAP 9-1K \$ 35,000 \$ 17,500/AC	
MARKET DATA ANALYSIS	TEM Address Proximity to Subject Sales Price Data Source Date of Sale and Time Adjustment	subject property, a plus SUBJECT PROF TAX MAP 46-3 INSPECTIO DESCRIPTIO 7/18	PERTY ON N .	DESCI	MRIS AC.	thus reducing the easing the indicated the sating the sa	DESCRIPTION 2/18	ties. It a signification of the significant of the sig	cant item in	COMPAI TAX M DESCRIPTION 1/17	RABLE NO. 3 IAP 9-1K \$ 35,000 \$ 17,500/AC	
MARKET DATA ANALYSIS	TEM Address Proximity to Subject Sales Price Data Source Date of Sale and Time Adjustment Location	subject property, a plus SUBJECT PROF TAX MAP 46-3 S— S— INSPECTIO 7/18 SUBURBAL 0,4741 AC	PERTY ON N .	DESCI	MRIS	thus reducing the easing the indicated the sating the satin	DESCRIPTION 2/18 SIM	ties. It a signification of the signification of th	AC Adjust	COMPAI TAX M DESCRIPTION 1/17 SIM	RABLE NO. 3 IAP 9-1K \$ 35,000 \$ 17,500/AC RIS + (-)\$ Adjust	
MARKET DATA ANALYSIS	TEM Address Proximity to Subject Sales Price Data Source Date of Sale and Time Adjustment Location	subject property, a plus SUBJECT PROF TAX MAP 46-3 S— S— INSPECTIO 7/18 SUBURBAL 0,4741 AC	PERTY ON N .	DESCI	MRIS AC.	thus reducing the easing the indicated the sating the sa	DESCRIPTION 2/18 SIM	ties. It a signification of the signification of th	AC Adjust	COMPAI TAX M DESCRIPTION 1/17 SIM	RABLE NO. 3 IAP 9-1K \$ 35,000 \$ 17,500/AC RIS + (-)\$ Adjust	
MARKET DATA ANALYSIS	ITEM Address Proximity to Subject Sales Price Data Source Date of Sale and Time Adjustment Location Site/View	subject property, a plus SUBJECT PROF TAX MAP 46-3 S— S— INSPECTIO 7/18 SUBURBAL 0,4741 AC	PERTY ON N .	DESCI	MRIS AC.	thus reducing the easing the indicated the sating the sa	DESCRIPTION 2/18 SIM	ties. It a signification of the signification of th	AC Adjust	COMPAI TAX M DESCRIPTION 1/17 SIM	RABLE NO. 3 IAP 9-1K \$ 35,000 \$ 17,500/AC RIS + (-)\$ Adjust	
MARKET DATA ANALYSIS	favorable than the sur ITEM Address Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing	subject property, a plus SUBJECT PROF TAX MAP 46-3 S— S— INSPECTIO 7/18 SUBURBAL 0,4741 AC	PERTY ON N .	DESCI	MRIS AC.	thus reducing the easing the indicated the sating the sa	DESCRIPTION 2/18 SIM	ties. It a signification of the signification of th	AC Adjust	COMPAI TAX M DESCRIPTION 1/17 SIM	RABLE NO. 3 IAP 9-1K \$ 35,000 \$ 17,500/AC RIS + (-)\$ Adjust	
MARKET DATA ANALYSIS	to or more favorable is favorable than the sur ITEM Address Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions	subject property, a plus SUBJECT PROF TAX MAP 46-3 S— S— INSPECTIO 7/18 SUBURBAL 0,4741 AC	PERTY ON N .	DESCI	MRIS AC.	thus reducing the easing the indicated ENO. 1 8-108B \$ 250,000 \$ 119,047/AC \$ +(-)\$ Adjust -193,558 -50.000	DESCRIPTION 2/18 SIM	ties. It a signification of the signification of th	AC Adjust	COMPAI TAX M DESCRIPTION 1/17 SIM	RABLE NO. 3 IAP 9-1K \$ 35,000 \$ 17,500/AC RIS + (-)\$ Adjust	
MARKE! DATA ANALYSIS	to or more favorable is favorable than the sur ITEM Address Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total)	subject property, a plus SUBJECT PROF TAX MAP 46-3 S— S— INSPECTIO 7/18 SUBURBAL 0,4741 AC	PERTY ON N .	DESCI	MRIS AC.	thus reducing the easing the indicated the sating the sa	DESCRIPTION 2/18 SIM	ties. It a signification of the signification of th	AC Adjust	COMPAI TAX M DESCRIPTION 1/17 SIM	RABLE NO. 3 IAP 9-1K \$ 35,000 \$ 17,500/AC RIS + (-)\$ Adjust	
MARKET DATA ANALYSIS	to or more favorable is favorable than the sur ITEM Address Proximity to Subject Sales Price Price Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions	subject property, a plus SUBJECT PROF TAX MAP 46-3 S— S— INSPECTIO 7/18 SUBURBAL 0,4741 AC	PERTY ON N .	DESCI 7/ S 2.1 SUPE	MRIS AC.	thus reducing the easing the indicated the sating the satin	DESCRIPTION 2/18 SIM 2.0 AC.	ties. It a signification of the signification of th	AC Adjust	COMPAI TAX M DESCRIPTION 1/17 SIM 2 AC	RABLE NO. 3 IAP 9-1K \$ 35,000 \$ 17,500/AC RIS -26,703	
MARKET DATA ANALYSIS	to or more favorable is favorable than the sur ITEM Address Proximity to Subject Sales Price Price Data Source Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value	subject property, a plus SUBJECT PROF TAX MAP 46-3 INSPECTIO DESCRIPTIO 7/18 SUBURBAI 0.4741 AC ROADWAY	PERTY ON ON ON Y	DESCION SUPE	MRIS RIPTION AC. ERIOR	thus reducing the easing the indicated ENO. 1 8-108B \$ 250,000 \$ 119,047/AC -193,558 -50.000 \$ 243,558	DESCRIPTION 2/18 SIM 2.0 AC.	ties. It a signification of the signification of th	AC Adjust	the comparable is COMPAI TAX M DESCRIPTION 1/17 SIM 2 AC	\$ 35,000 \$ 17,500/AC RIS +(-)\$ Adjust -26,703 \$ 8,297	
MARKET DATA ANALYSIS	to or more favorable if favorable than the sur ITEM Address Proximity to Subject Sales Price Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject	than the subject proper bject property, a plus SUBJECT PROFITAX MAP 46-3 TAX MAP 46-3 INSPECTION 7/18 SUBURBAN 0.4741 AC ROADWAY Data: ALL MARKE	PERTY ON ON ON ET DATA A	DESC! OESC! 7/ S 2.1 SUPE	MRIS RIPTION AC. ERIOR	thus reducing the easing the indicated the sating the satin	DESCRIPTION 2/18 SIM 2.0 AC.	ties. It a signification of the signification of th	AC Adjust	the comparable is COMPAI TAX M DESCRIPTION 1/17 SIM 2 AC	\$ 35,000 \$ 17,500/AC RIS + (-)\$ Adjust -26,703	
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MARKE! DATA ANALYSIS	ITEM Address Proximity to Subject Sales Price Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND (Comments and Conditions)	Data: ALL MARKI	PERTY B4H ET DATA A WERE NO HIS SUMM	DESC! TO SUPE APPEARS TO T USED. MARY REAL	MRIS RIPTION AC. ERIOR ESTATE A	thus reducing the easing the indicated the sating the indicated tenderal te	DESCRIPTION 2/18 SIM 2.0 AC.	S 26,703 \$ 8,297 BORHOOD AN	AC Adjust	TAX M DESCRIPTION 1/17 SIM 2 AC	S interior to or less RABLE NO. 3 IAP 9-1K \$ 35,000 \$ 17,500/AC RIS \$ 26,703 \$ 8,297 OVEMENTS.	
MARKET DATA ANALYSIS	ITEM Address Proximity to Subject Sales Price Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND (Comments and Conditions)	Data: ALL MARKI	PERTY B4H ET DATA A WERE NO HIS SUMM	DESC! TO SUPE APPEARS TO T USED. MARY REAL	MRIS RIPTION AC. ERIOR ESTATE A	thus reducing the easing the indicated the sating the indicated tenderal te	DESCRIPTION 2/18 SIM 2.0 AC.	S 26,703 \$ 8,297 BORHOOD AN	AC Adjust	TAX M DESCRIPTION 1/17 SIM 2 AC	\$ 35,000 \$ 17,500/AC RIS \$ 26,703 \$ 8,297 OVEMENTS.	
TOW MARKET DATA ANALYSIS	ITEM Address Proximity to Subject Sales Price Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND (Comments and Conditions)	Data: ALL MARKI	PERTY B4H ET DATA A WERE NO HIS SUMM	DESC! TO SUPE APPEARS TO T USED. MARY REAL	MRIS RIPTION AC. ERIOR ESTATE A	thus reducing the easing the indicated the sating the indicated tenderal te	DESCRIPTION 2/18 SIM 2.0 AC.	S 26,703 \$ 8,297 BORHOOD AN	AC Adjust	TAX M DESCRIPTION 1/17 SIM 2 AC	S interior to or less RABLE NO. 3 IAP 9-1K \$ 35,000 \$ 17,500/AC RIS \$ 26,703 \$ 8,297 OVEMENTS.	
DATION	to or more favorable is favorable than the sur favorable to Sales Price Data Source Data Source Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND COMMENTED TO SUBJECT Comments and Conditations of Comments and Conditations Contained	than the subject proper bject property, a plus SUBJECT PROFETAX MAP 46-3 TAX MAP 46-3 INSPECTION 7/18 SUBURBAN 0.4741 AC ROADWAY TO HEREIN. THE SOIL	PERTY B4H ON	DESC! THE SUPERING TO THE SUPERING THE SUPE	MRIS RIPTION /18 SIM AC. ERIOR	thus reducing the easing the indicated LE NO. 1 8-108B \$ 250,000 \$ 119,047/AC \$ +(-)\$ Adjust -193,558 -50,000 \$ 19,047/AC APPRAISAL REPORTAL IS FOR A POSS	DESCRIPTION 2/18 SIM 2.0 AC.	S 26,703 S 8,297 S 8,297 S 8,297 S 8,297 S 8,297 S 8,297 S REAL ESTATE	AC Adjust	TAX M DESCRIPTION 1/17 SIM 2 AC	S interior to or less RABLE NO. 3 IAP 9-1K \$ 35,000 \$ 17,500/AC RIS \$ 26,703 \$ 8,297 OVEMENTS.	
IATION	ITEM Address Proximity to Subject Sales Price Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND (Comments and Conditions)	Data: ALL MARKI	PERTY B4H ON	DESC! THE SUPERING TO THE SUPERING THE SUPE	MRIS RIPTION /18 SIM AC. ERIOR	thus reducing the easing the indicated LE NO. 1 8-108B \$ 250,000 \$ 119,047/AC \$ +(-)\$ Adjust -193,558 -50,000 \$ 19,047/AC APPRAISAL REPORTAL IS FOR A POSS	DESCRIPTION 2/18 SIM 2.0 AC.	S 26,703 S 8,297 S 8,297 S 8,297 S 8,297 S 8,297 S 8,297 S REAL ESTATE	AC Adjust	TAX M DESCRIPTION 1/17 SIM 2 AC	S interior to or less RABLE NO. 3 IAP 9-1K \$ 35,000 \$ 17,500/AC RIS \$ 26,703 \$ 8,297 OVEMENTS.	
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DATION	to or more favorable of favorable than the sur favorable than the su	than the subject proper bject property, a plus SUBJECT PROFITAX MAP 46-3 TAX MAP 46-3 S — INSPECTION T/18 SUBURBAN 0.4741 AC ROADWAY Data: ALL MARKE COST APPROACHES TO HEREIN. THE SOIL AFTER ADJUSTME	PERTY SAH ON N ET DATA A WERE NO THIS SUMM LE FUNCTI	DESC! TO SE SALES RESERVED.	MRIS AC. ERIOR ESTATE A S APPRAIS EFLECT A C	thus reducing the easing the indicated ENO. 1 8-108B \$ 250,000 \$ 119,047/AC \$ +(-)\$ Adjust -193,558 -50.000 \$ 6,442 DUE TO OWNER APPRAISAL REPORAL IS FOR A POSS CLOSE RANGE OF	DESCRIPTION 2/18 SIM 2.0 AC. TAX ACCUPIED NEIGH MARKET VALUES MARKET VALUES MARKET VALUES	S 26,703 S 26,703 S 8,297 S 8,297 S 8,297 S 8,297 S REAL ESTATE FOR THE SUBJ	AC Adjust 703	COMPAI TAX M DESCRIPTION 1/17 SIM 2 AC N, DEFINITION A AND NOTHING I	S interior to or less RABLE NO. 3 IAP 9-1K \$ 35,000 \$ 17,500/AC RIS \$ 26,703 \$ 8,297 OVEMENTS.	
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DATION TO THE PARTY OF THE PART	to or more tavorable is favorable than the surple favorable to Subject Sales Price Data Source Data Source Data Source Date of Sale and Time Adjustment Location Site/View Sales or Financing Concessions Net Adj. (Total) Indicated Value of Subject Comments on Market THE INCOME AND of Comments and Conditions DITIONS CONTAINE Final Reconciliation:	than the subject proper bject property, a plus SUBJECT PROFITAX MAP 46-3 TAX MAP 46-3 S — INSPECTION T/18 SUBURBAN 0.4741 AC ROADWAY Data: ALL MARKE COST APPROACHES TO HEREIN. THE SOIL AFTER ADJUSTME	ET DATA A WERE NO HIS SUMM LE FUNCTI	DESC! TO SUPERARS TO TUSED. MARY REAL ION OF THIS SE SALES RESERVED.	MRIS AC. ERIOR ESTATE A S APPRAIS EFLECT A C	thus reducing the easing the indicated ENO. 1 8-108B \$ 250,000 \$ 119,047/AC \$ +(-)\$ Adjust -193,558 -50.000 \$ 6,442 DUE TO OWNER APPRAISAL REPORAL IS FOR A POSS CLOSE RANGE OF	DESCRIPTION 2/18 SIM 2.0 AC. TAX ACCUPIED NEIGH MARKET VALUES MARKET VALUES MARKET VALUES	S 26,703 S 26,703 S 8,297 S 8,297 S 8,297 S 8,297 S REAL ESTATE FOR THE SUBJ	AC Adjust 703 TAX SALE 2018 to	COMPAI TAX M DESCRIPTION 1/17 SIM 2 AC N, DEFINITION A AND NOTHING I	S interior to or less RABLE NO. 3 IAP 9-1K S 35,000 S 17,500/AC RIS -26,703 \$ 8,297 OVEMENTS. AND LIMITING CON- ELSE WHATSOEVER.	

[Y2K]

Parcel 5

LAND APPRAISAL REPORT

						File No.	
Proposity Address 3		Y, GEORGE		Census Trac	t Ma	ap Reference	8B-G-15W
Property Address _1 City	LAKEVIEW DR.	Country	STAFFORD	20.1	VIDONIA		
	OT 15W SECTION G LAKE A	County	TO THE PERSON NAMED AND PARTY OF THE PERSON NAMED IN COLUMN 1	State	VIRGINIA	Zip Code	
Sale Price \$)	Dronorty Dighte	Appraised Fe	T Langehold	De Minimia DUD
	axes \$ (yr)			Other sales con	rections —	E Leasenoid	De Minimis PUD
Tsundes/Client	SANDS AN	DERSON	Addres	725 JACKSON STRI	EET, FREDERICKSBU	JRG, VA.	
Occupant	VACANT Apprais	er MICHAEL C. BO	V. (1977) 10 (1978)	tions to Appraiser FEE			ESTATE APPRAISA
Location	Urban	✓ Suburban	☐ Rura			Good	Avg. Fair Poor
Built Up	Over 75%	=	=		oyment Stability	□	
Growth Rate L Property Values	Fully Dev. Rapid	✓ Steady	Slow		enience to Employme		
Demand/Supply	✓ Increasin✓ Shortage		☐ Decl		enlence to Shapping		
Marketing Time	✓ Under 3 I		Over	A C 980	enience to Schools uacy of Public Trans	nostation	N H H
	100 % 1 Family		% Condo%		eational Facilities	I I I I I I I I I I I I I I I I I I I	
	% Industrial % Vaca				uacy of Utilities	旨	
Change in Present La	27.29.25779—38.03.2629	Likely (*)	Taki	g Place (*) Prope	erty Compatibility		
Designation of Course	(*) From	To	***		ction from Detriment	al Conditions	
Predominant Occupa Single Family Price R		Tenant to \$ 200,000 Pred	% Vac	05.000	and Fire Protection		
Single Family Age			forminant Value \$_1 inant Age 25		ral Appearance of Pro	operties \square	띉무님
ongo rainty rigo	yis.	toyis. Fredom	mani Aye20	yrs. Appea	al to Market	L	
Comments including	those factors, favorable or un	favorable, affecting marketal	oitity (e.g. public pa	rks schools view nois	اها- LAKE ARROWI	HEAD IS A PRIVATE	SINGLE FAMIILY
	PRIVATE LAKES. STATE MA						
Dimensions IRREGU			_ = _	The state of the s	or Acres	Come	
Zoning classification Highest and best use		Other (enesth)	 -	Present Improvement	ls ✓ do 🔲 d	a not conform to zoni	ng regulations
Public	Other (Describe)	Other (specify) OFF SITE IMPROVEMENT	NTS Tono	SLOPING		-	
Elec.				SUPERIOR			
Gas		ace ASPHALT		IRREGULAR			
Water		ntenance Public	Private View	TYPICAL			
San. Sewer	7 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		market .	ge_INFERIOR WET NA	ATURED		
	Inderground Elect. & Tel.	The state of the s	et Lights Is the	property located in a HU		the second of th	✓ No Yes
The same was a supplication of	r unfavorable including any appar					ARS TO BE IN THE D	
OF ONE OF THE LA	KES, MAYBE NON-BUILDABLE	, THUS THIS APPRAISER ES	TIIVIATES ITS HIGH	IEST AND DEST USE IS	TO COMPLIMENT A	N ADJACENT PARCEL	
		-	-				
The undersigned has	recited three recent sales of p	ronerties most similar and no	mimale to subject	and has considered thes	e in the market analy	reie The decemention is	nekular a dallar
adjustment reflecting t	market reaction to those items	of significant variation betwe	en the subject and	comparable properties.	ll a significant item i	n the comparable prop	perty is superior
to or more tayorable t	man the subject property, a mil	1845 (-) adjustment is made ti	hus reducing the inc	ficated value of subject	if a significant item i	n the comparable is in	ferior to or less
	bject property, a plus (+) adju	T					
Address	TAX MAP 8B-G-15W	COMPARABLE		COMPARABL		COMPARA	
Addic22	1700 MIAI 00-0-1000	TAX MAP 8B-B	-13W	TAX MAP 88	3-H-6	TAX MAP 8 6 LOTS TO	CONTRACTOR AND CONTRACTOR OF THE CONTRACTOR OF T
Proximity to Subject				100			
Sales Price	3-	S	68,000		\$ 30,000		\$ 60,000
Price	\$ -	S			s		S
Data Source	INSPECTION	MRIS		MRIS		MRIS	
Date of Sale and	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust	DESCRIPTION	+(-)\$ Adjust	DESCRIPTION	+(-)\$ Adjust.
Time Adjustment	9/21	10/20		12/18		10/20	
Location	SUBURBAN 1 ACRE	SIM	1	SIM	3	SIM	
Site/View	WET NATURED	SIM LAKE FRONT	-61,200	SIM	07.000	SIM 5 LOTS	54.000
			5.,200	JUI LNIOK	-27,000	2 1013	-54,000
					2		
CT III							
Sales or Financing							
Concessions	-				£		
Net Adj. (Total)		+ V - S	54,400	+ 7 -	\$ 27,000	+ 4 -	\$ 54,000
Indicated Value of Subject	-		6 800				
Comments on Market	Data ALL MARKET DATA	APPEARS TO BE GOOD.	6,800	the state of the s	S 3,000	CIC OF THE IMPROV	\$ 6,000 EMENTS
Several research and the basis	COST APPROACHES WERE		- VIIII	The state of the s	11		
Comments and Condi	tions of Appraisal: THIS SUN	MARY REAL ESTATE API	PRAISAL REPORT	IS CONTINGENT ON	THE CERTIFICATION	N, DEFINITION ANI	LIMITING CON-
	ED HEREIN. THE SOLE FUNC						
na aptrolitica nel lacolitica del constitución de la constitución de l	ATURED TERRAIN, THIS AP	PRAISER ESTIMATES ITS I	HIGHEST AND BE	T USE IS TO COMPLI	MENT AN ADJACEN	T PARCEL THUS I	IS WAS VALUED
ACCORDINGLY.	A PURPLY A PATTORN AND THE PARTY AND THE	mon at the name and	Agn nation	A party more a rick of a sound like the	nin our Tran		
Final Reconciliation:	AFTER ADJUSTMENTS, TH	ESE SALES REFLECT A CL	USE KANGE OF M	AKKET VALUES FOR T	HE SUBJECT.		
			-				
I ESTIMATE THE MAI							
THE RESERVE THE PARTY OF THE PA	RKET VALUE, AS DEFINED O	F SHBLECT PROPERTY AC	OF CI	PTEMBER 16	2021	ha & 6 000	
	RKET VALUE, AS DEFINED, O	F SUBJECT PROPERTY AS	OF SI	PTEMBER 16,	$\frac{2021}{}$ to	be \$ 6,000	
		F SUBJECT PROPERTY AS	OF SI	PTEMBER 16,	2021 to	be \$ 6,000	
Muha		F SUBJECT PROPERTY AS	or SI	PTEMBER 16,		be \$ 6,000 Did Not Physically Ins	pect Property